

OUTLINE DEVELOPMENT PLAN

ST. VRAIN STATE PARK ODP

TOWN OF FIRESTONE  
COUNTY OF WELD  
STATE OF COLORADO

SHEET 1 OF 6

OWNERS - APPLICANT

COLORADO STATE PARKS  
1313 SHERMAN STREET, ROOM 618  
DENVER, CO 80203  
(303) 894-2585 x11  
ATTN: GREG MONROE

TECHNICAL CONSULTANTS

CIVIL ARTS-DREXEL GROUP  
1860 LEFTHAND CIRCLE, SUITE A  
LONGMONT, CO 80501  
(303) 682-1131  
ATTN: FRANK N. DREXEL, PLS

OWNER'S APPROVAL

KNOW ALL MEN BY THESE PRESENTS, THAT WE STATE OF COLORADO, ACTING BY AND THROUGH THE COLORADO DIVISION OF PARKS AND OUTDOOR RECREATION AND THE BOARD OF PARKS AND OUTDOOR RECREATION, AND STATE OF COLORADO, COLORADO STATE BOARD OF LAND COMMISSIONERS, BEING THE SOLE OWNERS AND PROPRIETORS OF THE FOLLOWING DESCRIBED LAND TO WIT:

ANNEXATION PARCEL 1

A TRACT OF LAND LOCATED IN THE SE1/4 OF SECTION 3, T2N, R68W OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE E1/4 CORNER OF SAID SECTION 3, FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION 3 BEARS S00°29'13"W, 2668.40 FEET (BASIS OF BEARING); THENCE S89°40'11"W, 234.90 FEET ALONG THE NORTH LINE OF THE SE1/4 OF SAID SECTION 3 TO THE WESTERLY LINE OF PARCEL NO. 12 REV. 2 OF INTERSTATE HIGHWAY NO. 25 CONVEYED TO THE DEPARTMENT OF HIGHWAYS, STATE OF COLORADO, AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED APRIL 15, 1958, IN BOOK 1500 AT PAGE 553 OF THE RECORDS OF WELD COUNTY, COLORADO; THENCE SOUTHERLY, 30.02 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE EAST AND ALONG THE WESTERLY LINE OF SAID PARCEL NO. 12 REV. 2 OF INTERSTATE HIGHWAY NO. 25 [PROJECT I 092-1 (1)] TO THE SOUTHERLY RIGHT-OF-WAY LINE OF WELD COUNTY ROAD NO. 24.5 AND THE TRUE POINT OF BEGINNING, SAID ARC HAVING A RADIUS OF 11595.00 FEET, A CENTRAL ANGLE OF 0°08'54", AND BEING SUBTENDED BY A CHORD THAT BEARS S02°28'04"E, 30.02 FEET;

THENCE CONTINUING SOUTHERLY, 181.38 FEET ALONG THE ARC OF SAID CURVE AND ALONG THE WESTERLY LINE OF SAID PARCEL NO. 12 REV. 2 OF INTERSTATE HIGHWAY NO. 25, SAID ARC HAVING A RADIUS OF 11595.00 FEET, A CENTRAL ANGLE OF 0°53'47", AND BEING SUBTENDED BY A CHORD THAT BEARS S02°59'24"E, 181.38 FEET;

THENCE S03°49'47"E, 1252.90 FEET ALONG THE WESTERLY LINE OF SAID PARCEL NO. 12 REV. 2 OF INTERSTATE HIGHWAY NO. 25 TO AN ANGLE POINT THEREOF;

THENCE S01°46'17"E, 169.47 FEET ALONG THE WESTERLY LINE OF SAID PARCEL NO. 12 REV. 2 OF INTERSTATE HIGHWAY NO. 25 TO THE NORTHERLY LINE OF THAT TRACT OF LAND CONVEYED TO JAMES F. HOLMES AS DESCRIBED IN WARRANTY DEED RECORDED APRIL 26, 1972, IN BOOK 666 AS RECEPTION NO. 1588448 OF THE RECORDS OF WELD COUNTY, COLORADO;

THENCE N89°41'40"W, 573.20 FEET ALONG THE NORTHERLY LINE OF THAT TRACT OF LAND AS DESCRIBED IN SAID BOOK 666 AS RECEPTION NO. 1588448 TO THE NORTHWEST CORNER THEREOF, ALSO BEING THE NORTHWEST CORNER THAT TRACT OF LAND CONVEYED TO SAUL LISSAUER AND JANICE H. LISSAUER AS DESCRIBED IN WARRANTY DEED RECORDED FEBRUARY 3, 1969, IN BOOK 605 AS RECEPTION NO. 1527013 OF THE RECORDS OF WELD COUNTY, COLORADO;

THENCE N89°41'40"W, 585.70 FEET ALONG THE NORTHERLY LINE OF THAT TRACT OF LAND AS DESCRIBED IN SAID BOOK 605 AS RECEPTION NO. 1527013 TO THE NORTHWEST CORNER THEREOF;

THENCE S02°09'28"W, 376.24 FEET ALONG THE WESTERLY LINE AND ALONG THE WESTERLY LINE EXTEND SOUTHERLY OF THAT TRACT OF LAND AS DESCRIBED IN SAID BOOK 605 AS RECEPTION NO. 1527013 TO THE NORTHWEST CORNER OF LONGMONT CENTENNIAL INN SUBDIVISION, A SUBDIVISION LOCATED IN THE SE1/4 OF SAID SECTION 3, COUNTY OF WELD, STATE OF COLORADO, ACCORDING TO THE PLAT RECORDED AS RECEPTION NO. 2119091 OF THE RECORDS OF WELD COUNTY, COLORADO;

THENCE S02°08'09"W, 586.59 FEET ALONG THE WESTERLY LINE OF SAID LONGMONT CENTENNIAL INN SUBDIVISION TO THE NORTHERLY LINE OF PARCEL NO. 38 OF STATE HIGHWAY NO. 119 [PROJECT S-SU-0072(2)-SEC.2] CONVEYED TO THE DEPARTMENT OF HIGHWAYS, STATE OF COLORADO, AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED JANUARY 6, 1971, IN BOOK 638 AS RECEPTION NO. 1559975 OF THE RECORDS OF WELD COUNTY, COLORADO;

THENCE N89°46'03"W, 1059.96 FEET ALONG THE NORTHERLY LINE OF SAID PARCEL NO. 38 OF STATE HIGHWAY NO. 119 TO THE WESTERLY LINE OF RADEMACHER RECORDED EXCEPTION NO. 2534, A RECORDED EXEMPTION LOCATED IN THE SE1/4 OF SAID SECTION 3, COUNTY OF WELD, STATE OF COLORADO, ACCORDING TO THE PLAT RECORDED AS RECEPTION NO. 2733409 OF THE RECORDS OF WELD COUNTY, COLORADO;

THENCE N00°26'21"E, 937.33 FEET ALONG THE WESTERLY LINE OF SAID RADEMACHER RECORDED EXCEPTION NO. 2534 TO AN ANGLE POINT THEREOF;

THENCE N84°17'24"E, 240.58 FEET ALONG THE WESTERLY LINE OF SAID RADEMACHER RECORDED EXCEPTION NO. 2534 TO AN ANGLE POINT THEREOF;

THENCE N05°33'24"E, 1588.60 FEET ALONG THE WESTERLY LINE OF SAID RADEMACHER RECORDED EXCEPTION NO. 2534 TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID WELD COUNTY ROAD NO. 24.5;

THENCE N89°40'11"E, 1754.28 FEET ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID WELD COUNTY ROAD NO. 24.5 TO THE TRUE POINT OF BEGINNING.

AREA = 92.406 ACRES, MORE OR LESS.

ANNEXATION PARCEL 2

A TRACT OF LAND LOCATED IN SECTION 3 AND IN THE E1/2 OF SECTION 4, T2N, R68W OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE E1/4 CORNER OF SAID SECTION 3, FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION 3 BEARS S00°29'13"W, 2668.40 FEET (BASIS OF BEARING); THENCE S89°40'11"W, 234.90 FEET ALONG THE NORTH LINE OF THE SE1/4 OF SAID SECTION 3 TO THE WESTERLY LINE OF PARCEL NO. 12 REV. 2 OF INTERSTATE HIGHWAY NO. 25 [PROJECT I 092-1 (1)] CONVEYED TO THE DEPARTMENT OF HIGHWAYS, STATE OF COLORADO, AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED APRIL 15, 1958, IN BOOK 1500 AT PAGE 553 OF THE RECORDS OF WELD COUNTY, COLORADO, AND THE TRUE POINT OF BEGINNING;

THENCE SOUTHERLY, 30.02 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE EAST AND ALONG THE WESTERLY LINE OF SAID PARCEL NO. 12 REV. 2 OF INTERSTATE HIGHWAY NO. 25 TO THE SOUTHERLY RIGHT-OF-WAY LINE OF WELD COUNTY ROAD NO. 24.5, SAID ARC HAVING A RADIUS OF 11595.00 FEET, A CENTRAL ANGLE OF 0°08'54", AND BEING SUBTENDED BY A CHORD THAT BEARS S02°28'04"E, 30.02 FEET;

THENCE S89°40'11"W, 1754.28 FEET ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF WELD COUNTY ROAD NO. 24.5 TO THE WESTERLY LINE OF RADEMACHER RECORDED EXCEPTION NO. 2534, A RECORDED EXEMPTION LOCATED IN THE SE1/4 OF SAID SECTION 3, COUNTY OF WELD, STATE OF COLORADO, ACCORDING TO THE PLAT RECORDED AS RECEPTION NO. 2733409 OF THE RECORDS OF WELD COUNTY, COLORADO;

THENCE S05°37'24"W, 1588.60 FEET ALONG THE WESTERLY LINE OF SAID RADEMACHER RECORDED EXCEPTION NO. 2534 TO AN ANGLE POINT THEREOF;

THENCE S84°17'24"W, 240.58 FEET ALONG THE WESTERLY LINE OF SAID RADEMACHER RECORDED EXCEPTION NO. 2534 TO AN ANGLE POINT THEREOF;

THENCE S00°26'21"W, 937.33 FEET ALONG THE WESTERLY LINE OF SAID RADEMACHER RECORDED EXCEPTION NO. 2534 TO THE NORTHERLY LINE OF PARCEL NO. 38 OF STATE HIGHWAY NO. 119 [PROJECT S-SU-0072(2)-SEC.2] CONVEYED TO THE DEPARTMENT OF HIGHWAYS, STATE OF COLORADO, AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED JANUARY 6, 1971, IN BOOK 638 AS RECEPTION NO. 1559975 OF THE RECORDS OF WELD COUNTY, COLORADO;

THENCE N89°46'03"W, 385.18 FEET ALONG THE NORTHERLY LINE OF SAID PARCEL NO. 38 OF STATE HIGHWAY NO. 119 TO AN ANGLE POINT THEREOF;

THENCE N75°58'33"W, 105.70 FEET ALONG THE NORTHERLY LINE OF SAID PARCEL NO. 38 OF STATE HIGHWAY NO. 119 TO AN ANGLE POINT THEREOF;

THENCE N89°33'03"W, 1642.70 FEET ALONG THE NORTHERLY LINE OF SAID PARCEL NO. 38 OF STATE HIGHWAY NO. 119 TO THE EASTERLY LINE OF THAT TRACT OF LAND CONVEYED TO ELMER MOORE AND CLARA MOORE AS DESCRIBED IN WARRANTY DEED RECORDED JUNE 22, 1972, IN BOOK 670 AS RECEPTION NO. 1592181 OF THE RECORDS OF WELD COUNTY, COLORADO;

THENCE N00°47'14"E, 406.18 FEET ALONG THE EASTERLY LINE OF THAT TRACT OF LAND AS DESCRIBED IN SAID BOOK 670 AS RECEPTION NO. 1592181 TO THE NORTHWEST CORNER THEREOF;

THENCE N89°32'46"W, 355.00 FEET ALONG THE NORTHERLY LINE OF THAT TRACT OF LAND AS DESCRIBED IN SAID BOOK 670 AS RECEPTION NO. 1592181 TO THE NORTHWEST CORNER THEREOF, ALSO BEING THE NORTHWEST CORNER OF THAT TRACT OF LAND CONVEYED TO DISTRIBUTION HOLDINGS, INC. AS DESCRIBED IN WARRANTY DEED RECORDED JUNE 9, 1969, IN BOOK 610 AS RECEPTION NO. 1532469 OF THE RECORDS OF WELD COUNTY, COLORADO;

ANNEXATION PARCEL 2 CONT

THENCE N89°32'46"W, 405.00 FEET ALONG THE NORTHERLY LINE OF THAT TRACT OF LAND AS DESCRIBED IN SAID BOOK 610 AS RECEPTION NO. 1532469 TO THE EASTERLY RIGHT-OF-WAY LINE OF WELD COUNTY ROAD NO. 7;

THENCE S00°47'14"W, 356.25 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF WELD COUNTY ROAD NO. 7 TO THE NORTHERLY LINE OF SAID PARCEL NO. 38 OF STATE HIGHWAY NO. 119;

THENCE N89°33'03"W, 30.00 FEET ALONG THE NORTHERLY LINE OF SAID PARCEL NO. 38 OF STATE HIGHWAY NO. 119 TO THE WEST LINE OF THE SW1/4 OF SAID SECTION 3, ALSO BEING A POINT ALONG THE NORTHERLY LINE OF PARCEL NO. 33 OF STATE HIGHWAY NO. 119 [PROJECT S-SU-0072(2)-SEC.2] CONVEYED TO THE DEPARTMENT OF HIGHWAYS, STATE OF COLORADO, AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED APRIL 3, 1970, IN BOOK 623 AS RECEPTION NO. 1544823 OF THE RECORDS OF WELD COUNTY, COLORADO;

THENCE N89°28'52"W, 30.00 FEET ALONG THE NORTHERLY LINE OF SAID PARCEL NO. 33 OF STATE HIGHWAY NO. 119 TO THE WESTERLY RIGHT-OF-WAY LINE OF SAID WELD COUNTY ROAD NO. 7;

THENCE N00°47'14"E, 2457.33 FEET ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID WELD COUNTY ROAD NO. 7 TO THE NORTH LINE OF THE SE1/4 OF SAID SECTION 4;

THENCE N00°26'53"E, 2567.48 FEET ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID WELD COUNTY ROAD NO. 7 TO THE SOUTHERLY RIGHT-OF-WAY LINE OF WELD COUNTY ROAD NO. 26;

THENCE N89°33'07"E, 30.00 FEET ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID WELD COUNTY ROAD NO. 26 TO THE WEST LINE OF THE NW1/4 OF SAID SECTION 3;

THENCE S89°33'30"E, 30.00 FEET ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID WELD COUNTY ROAD NO. 26 TO THE EASTERLY RIGHT-OF-WAY LINE OF SAID WELD COUNTY ROAD NO. 7;

THENCE S00°26'53"W, 30.80 FEET ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID WELD COUNTY ROAD NO. 7 TO THE NORTHERLY LINE OF THAT TRACT OF LAND CONVEYED TO STATE OF COLORADO AS DESCRIBED IN WARRANTY DEED RECORDED MAY 14, 2004, AS RECEPTION NO. 3180238 OF THE RECORDS OF WELD COUNTY, COLORADO;

THENCE S66°10'01"E, 189.54 FEET ALONG THE NORTHERLY LINE OF THAT TRACT OF LAND AS DESCRIBED AS SAID RECEPTION NO. 3180239 TO AN ANGLE POINT THEREOF;

THENCE S03°35'13"E, 232.66 FEET ALONG THE NORTHERLY LINE OF THAT TRACT OF LAND AS DESCRIBED AS SAID RECEPTION NO. 3180239 TO AN ANGLE POINT THEREOF;

THENCE S85°07'19"E, 244.69 FEET ALONG THE NORTHERLY LINE OF THAT TRACT OF LAND AS DESCRIBED AS SAID RECEPTION NO. 3180239 TO A NORTHEASTERLY CORNER THEREOF, ALSO BEING THE NORTHWESTERLY CORNER OF THAT TRACT OF LAND CONVEYED TO STATE OF COLORADO AS DESCRIBED IN WARRANTY DEED RECORDED MAY 14, 2004, AS RECEPTION NO. 3180238 OF THE RECORDS OF WELD COUNTY, COLORADO;

THE FOLLOWING COURSES AND DISTANCES ARE ALONG THE NORTHERLY LINE OF THAT TRACT OF LAND AS DESCRIBED AS SAID RECEPTION NO. 3180238:

THENCE S85°07'19"E, 67.05 FEET;

THENCE S49°30'20"E, 332.51 FEET;

THENCE S05°40'35"E, 489.21 FEET;

THENCE S87°38'47"E, 444.29 FEET;

THENCE S80°50'20"E, 338.03 FEET;

THENCE N71°32'07"E, 267.23 FEET;

THENCE N61°05'07"E, 239.25 FEET;

THENCE N40°32'44"E, 884.75 FEET TO THE EAST LINE OF THE NW1/4 OF SAID SECTION 3;

THENCE LEAVING THE NORTHERLY LINE OF THAT TRACT OF LAND AS DESCRIBED AS SAID RECEPTION NO. 3180238, S00°57'02"W, 443.31 FEET ALONG THE EAST LINE OF THE NW1/4 OF SAID SECTION 3 TO THE NORTHERLY LINE OF THAT TRACT OF LAND CONVEYED TO THE STATE OF COLORADO AS DESCRIBED IN QUIT CLAIM DEED RECORDED APRIL 25, 2002, AS RECEPTION NO. 2945897 OF THE RECORDS OF WELD COUNTY, COLORADO;

THENCE N23°35'13"E, 53.22 FEET ALONG THE NORTHERLY LINE OF THAT TRACT OF LAND AS DESCRIBED AS SAID RECEPTION NO. 2945897 TO AN ANGLE POINT THEREOF, ALSO BEING AN ANGLE POINT OF THAT TRACT OF LAND CONVEYED TO STATE OF COLORADO AS DESCRIBED IN WARRANTY DEED RECORDED OCTOBER 7, 1991, AS RECEPTION NO. 2265474 OF THE RECORDS OF WELD COUNTY, COLORADO;

THENCE N73°24'40"E, 1383.42 FEET ALONG THE NORTHERLY LINE OF THAT TRACT OF LAND AS DESCRIBED AS SAID RECEPTION NO. 2265474 TO AN ANGLE POINT THEREOF;

THENCE N50°27'13"E, 440.00 FEET ALONG THE NORTHERLY LINE OF THAT TRACT OF LAND AS DESCRIBED AS SAID RECEPTION NO. 2265474 TO AN ANGLE POINT THEREOF;

THENCE S89°51'47"E, 568.77 FEET ALONG THE NORTHERLY LINE OF THAT TRACT OF LAND AS DESCRIBED AS SAID RECEPTION NO. 2265474 TO THE WESTERLY LINE OF PARCEL NO. 3 OF INTERSTATE HIGHWAY NO. 25 [PROJECT WH-IRCC 025-3(100)] CONVEYED TO DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO, AS DESCRIBED IN WARRANTY DEED RECORDED MAY 21, 1999, AS RECEPTION NO. 2695322 OF THE RECORDS OF WELD COUNTY, COLORADO;

THENCE S00°25'26"W, 7.50 FEET ALONG THE WESTERLY LINE OF SAID PARCEL NO. 3 OF INTERSTATE HIGHWAY NO. 25 TO THE SOUTHWEST CORNER THEREOF;

THENCE S89°50'54"E, 131.24 FEET ALONG THE SOUTHERLY LINE OF SAID PARCEL NO. 3 OF INTERSTATE HIGHWAY NO. 25 TO THE WESTERLY LINE OF PARCEL NO. 10 REV. OF INTERSTATE HIGHWAY NO. 25 [PROJECT I 092-1 (1)] CONVEYED TO THE DEPARTMENT OF HIGHWAYS, STATE OF COLORADO, AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED APRIL 2, 1958, IN BOOK 1499 AT PAGE 596 OF THE RECORDS OF WELD COUNTY, COLORADO;

THENCE S00°22'43"W, 67.47 FEET ALONG THE WESTERLY LINE OF SAID PARCEL NO. 10 REV. OF INTERSTATE HIGHWAY NO. 25 TO THE NORTHERLY LINE OF THAT TRACT OF LAND AS DESCRIBED AS SAID RECEPTION NO. 2945897;

THENCE CONTINUING S00°22'43"W, 1913.60 FEET ALONG THE WESTERLY LINE OF SAID PARCEL NO. 10 REV. OF INTERSTATE HIGHWAY NO. 25 TO A POINT OF CURVE TO THE LEFT THEREOF;

THENCE SOUTHERLY, 561.00 FEET ALONG THE ARC OF SAID CURVE AND ALONG THE WESTERLY LINE OF SAID PARCEL NO. 10 REV. OF INTERSTATE HIGHWAY NO. 25 TO THE TRUE POINT OF BEGINNING, SAID ARC HAVING A RADIUS OF 11595.00 FEET, A CENTRAL ANGLE OF 2°46'20", AND BEING SUBTENDED BY A CHORD THAT BEARS S01°00'27"E, 560.95 FEET.

EXCEPT A TRACT OF LAND LOCATED IN THE SW1/4 OF SECTION 3 T2N, R68W OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE E1/4 CORNER OF SAID SECTION 3, FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION 3 BEARS S00°29'13"W, 2668.40 FEET (BASIS OF BEARING); THENCE S89°40'11"W, 2648.64 FEET ALONG THE NORTH LINE OF THE SE1/4 OF SAID SECTION 3 TO THE C1/4 CORNER OF SAID SECTION 3; THENCE S89°41'06"W, 2143.59 FEET ALONG THE NORTH LINE OF THE SW1/4 OF SAID SECTION 3 TO THE EASTERLY LINE OF THAT TRACT OF LAND CONVEYED TO WILLARD GULL; AS DESCRIBED IN WARRANTY DEED RECORDED MAY 14, 1969, IN BOOK 609 AS RECEPTION NO. 1531360 OF THE RECORDS OF WELD COUNTY, COLORADO; THENCE S00°47'14"W, 30.01 FEET ALONG THE EASTERLY LINE OF THAT TRACT AS DESCRIBED IN SAID BOOK 609 AS RECEPTION NO. 1531360 TO THE SOUTHERLY RIGHT-OF-WAY LINE OF WELD COUNTY ROAD NO. 24.5 AND THE TRUE POINT OF BEGINNING;

THENCE CONTINUING S00°47'14"W, 450.08 FEET ALONG THE EASTERLY LINE OF THAT TRACT AS DESCRIBED IN SAID BOOK 609 AS RECEPTION NO. 1531360 TO THE SOUTHEAST CORNER THEREOF;

THENCE S89°41'06"W, 453.83 FEET ALONG THE SOUTHERLY LINE OF THAT TRACT AS DESCRIBED IN SAID BOOK 609 AS RECEPTION NO. 1531360 TO THE EASTERLY RIGHT-OF-WAY LINE OF WELD COUNTY ROAD NO. 7;

ANNEXATION PARCEL 2 CONT

THENCE N00°47'14"E, 450.08 FEET ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID WELD COUNTY ROAD NO. 7 TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID WELD COUNTY ROAD NO. 24.5;

THENCE N89°41'06"E, 453.83 FEET ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID WELD COUNTY ROAD NO. 24.5 TO THE TRUE POINT OF BEGINNING;

TOTAL AREA = 407.861 ACRES, MORE OR LESS.

ANNEXATION PARCEL 3

A TRACT OF LAND LOCATED IN THE SE1/4 OF SECTION 4, T2N, R68W OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 4, FROM WHICH THE SE1/4 CORNER OF SAID SECTION 4 BEARS S88°50'38"W, 2658.84 FEET (BASIS OF BEARING); THENCE N00°47'14"E, 168.60 FEET ALONG THE EAST LINE OF THE SE1/4 OF SAID SECTION 4 TO THE NORTHERLY LINE OF PARCEL NO. 33 OF STATE HIGHWAY NO. 119 [PROJECT S-SU-0072(2)-SEC.2] CONVEYED TO THE DEPARTMENT OF HIGHWAYS, STATE OF COLORADO, AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED APRIL 3, 1970, IN BOOK 623 AS RECEPTION NO. 1544823 OF THE RECORDS OF WELD COUNTY, COLORADO; THENCE N89°28'52"W, 30.00 FEET ALONG THE NORTHERLY LINE OF SAID PARCEL NO. 33 OF STATE HIGHWAY NO. 119 TO AN ANGLE POINT THEREOF, ALSO BEING THE WESTERLY RIGHT-OF-WAY LINE OF WELD COUNTY ROAD NO. 7 AND THE TRUE POINT OF BEGINNING;

THENCE S45°41'08"W, 71.30 FEET ALONG THE NORTHERLY LINE OF SAID PARCEL NO. 33 OF STATE HIGHWAY NO. 119 TO A POINT OF NON-TANGENT CURVE THEREOF;

THENCE WESTERLY, 538.81 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTH AND ALONG THE NORTHERLY LINE OF SAID PARCEL NO. 33 OF STATE HIGHWAY NO. 119 TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 23020.00 FEET, A CENTRAL ANGLE OF 1°20'28", AND BEING SUBTENDED BY A CHORD THAT BEARS S89°34'22"W, 538.80 FEET;

THENCE S88°54'08"W, 1984.80 FEET ALONG THE NORTHERLY LINE OF SAID PARCEL NO. 33 OF STATE HIGHWAY NO. 119 TO THE WESTERLY LINE OF THAT TRACT OF LAND CONVEYED TO STATE OF COLORADO AS DESCRIBED IN CORRECTION DEED RECORDED NOVEMBER 21, 2003, AS RECEPTION NO. 3128803 OF THE RECORDS OF WELD COUNTY, COLORADO;

THE FOLLOWING COURSES AND DISTANCES ARE ALONG THE WESTERLY LINE OF THAT TRACT OF LAND AS DESCRIBED AS SAID RECEPTION NO. 3128803:

THENCE N18°08'32"E, 297.38 FEET;

THENCE N30°37'40"E, 193.21 FEET;

THENCE N49°50'16"E, 109.42 FEET;

THENCE N36°48'15"E, 176.24 FEET;

THENCE N38°43'44"E, 185.84 FEET;

THENCE N47°51'28"E, 152.70 FEET;

THENCE N55°04'40"E, 167.31 FEET;

THENCE N58°22'24"E, 172.27 FEET;

THENCE N45°32'06"E, 131.90 FEET;

THENCE N28°51'50"E, 131.65 FEET;

THENCE N00°28'38"E, 105.20 FEET;

THENCE N11°43'46"W, 157.42 FEET;

THENCE N41°57'17"W, 322.43 FEET;

THENCE N32°21'13"W, 123.02 FEET;

THENCE N25°42'01"W, 87.95 FEET;

THENCE N19°14'42"W, 327.25 FEET;

THENCE N16°07'11"W, 135.18 FEET;

THENCE N07°00'48"E, 104.30 FEET TO THE NORTH LINE OF THE SE1/4 OF SAID SECTION 4;

THENCE LEAVING THE WESTERLY LINE OF THAT TRACT OF LAND AS DESCRIBED AS SAID RECEPTION NO. 3128803, N89°22'00"E, 2040.16 FEET ALONG THE NORTH LINE OF THE SE1/4 OF SAID SECTION 4 TO THE WESTERLY RIGHT-OF-WAY LINE OF SAID WELD COUNTY ROAD NO. 7;

THENCE S00°47'14"W, 2457.33 FEET ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID WELD COUNTY ROAD NO. 7 AND THE TRUE POINT OF BEGINNING.

AREA = 114.374 ACRES, MORE OR LESS.

BY SIGNING THIS ODP, THE OWNER ACKNOWLEDGES AND ACCEPTS ALL OF THE REQUIREMENTS AND INTENT SET FORTH HEREIN.

OWNER: STATE OF COLORADO,  
ACTING BY AND THROUGH THE COLORADO DIVISION OF PARKS AND OUTDOOR RECREATION AND THE BOARD OF PARKS AND OUTDOOR RECREATION

BY: LYLE LAVERTY, DIRECTOR

STATE OF COLORADO }  
COUNTY OF } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13<sup>th</sup> DAY OF 2006, A.D., 2006, BY LYLE LAVERTY, DIRECTOR.

WITNESS MY HAND AND SEAL

My Commission Expires March 19, 2007

NOTARY PUBLIC

MY COMMISSION EXPIRES

OWNER: STATE OF COLORADO,  
COLORADO STATE BOARD OF LAND COMMISSIONERS

BY: BRITT WEYGANDT, DIRECTOR

STATE OF COLORADO }  
COUNTY OF } SS

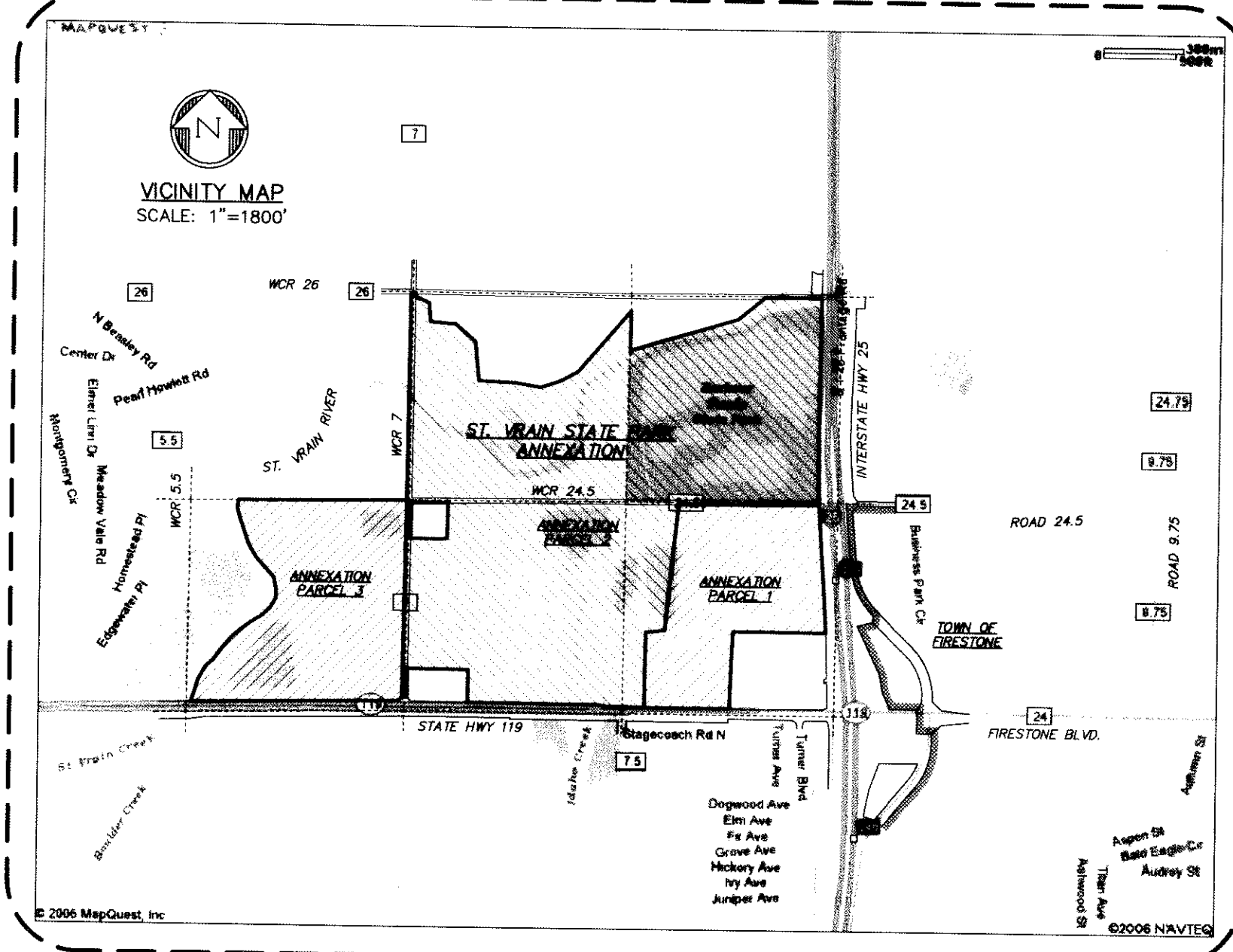
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13<sup>th</sup> DAY OF 2006, A.D., 2006, BY BRITT WEYGANDT, DIRECTOR.

WITNESS MY HAND AND SEAL

My Commission Expires March 19, 2007

NOTARY PUBLIC

MY COMMISSION EXPIRES



ZONING

EXISTING WELD COUNTY ZONING . . . . . AGRICULTURAL (A)

PROPOSED TOWN OF FIRESTONE ZONING . . . . . PUD-OPEN SPACE (PUD-OS)

WELD COUNTY ZONING DISTRICT LEGEND

AGRICULTURAL . . . . . A



Return To:  
Town of Firestone  
PO Box 100  
12151 Grand Avenue  
Firestone, CO 80601  
970.538.0000

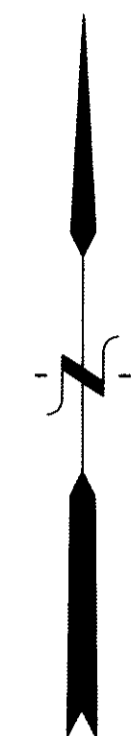
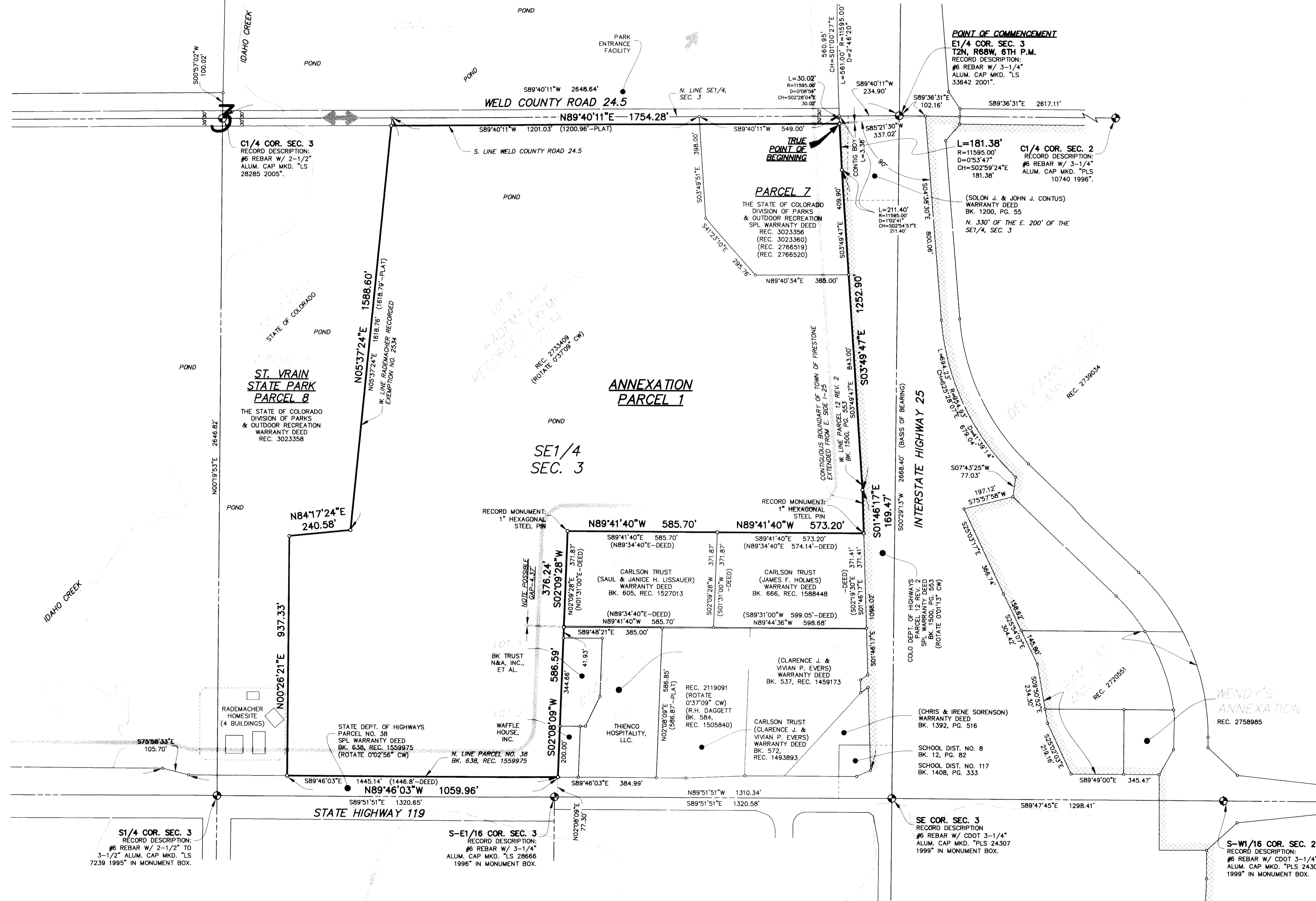
3451259 01/26/2007 04:31P Weld County, CO  
3 of 6 R 61.00 D 0.00 Steve Moreno Clerk & Recorder

# OUTLINE DEVELOPMENT PLAN ST. VRAIN STATE PARK ODP

TOWN OF FIRESTONE  
COUNTY OF WELD  
STATE OF COLORADO

SHEET 3 OF 6

ANNEXATION PARCEL 1



SCALE: 1"=200'



### LEGEND

- FIRESTONE TOWN LIMITS . . . . .
- ROAD . . . . .
- ST. VRAIN RIVER . . . . .
- POND . . . . .
- CONTOUR FROM 7.5 MIN. . . . .
- USGS QUAD MAP . . . . .
- VEHICLE CIRCULATION PATTERN . . . . .
- DEVELOPMENT AREA . . . . .

## ST. VRAIN STATE PARK ODP OUTLINE DEVELOPMENT PLAN

NAME OF SUBMITTAL:	ST. VRAIN STATE PARK
TYPE OF SUBMITTAL:	OUTLINE DEVELOPMENT PLAN
FILING NUMBER:	
PHASE NUMBER:	
SHEET TITLE:	ANNEXATION PARCEL 1
PREPARATION DATE:	AUGUST 9, 2006
REVISION DATE:	DECEMBER 1, 2006
REVISION DATE:	
REVISION DATE:	

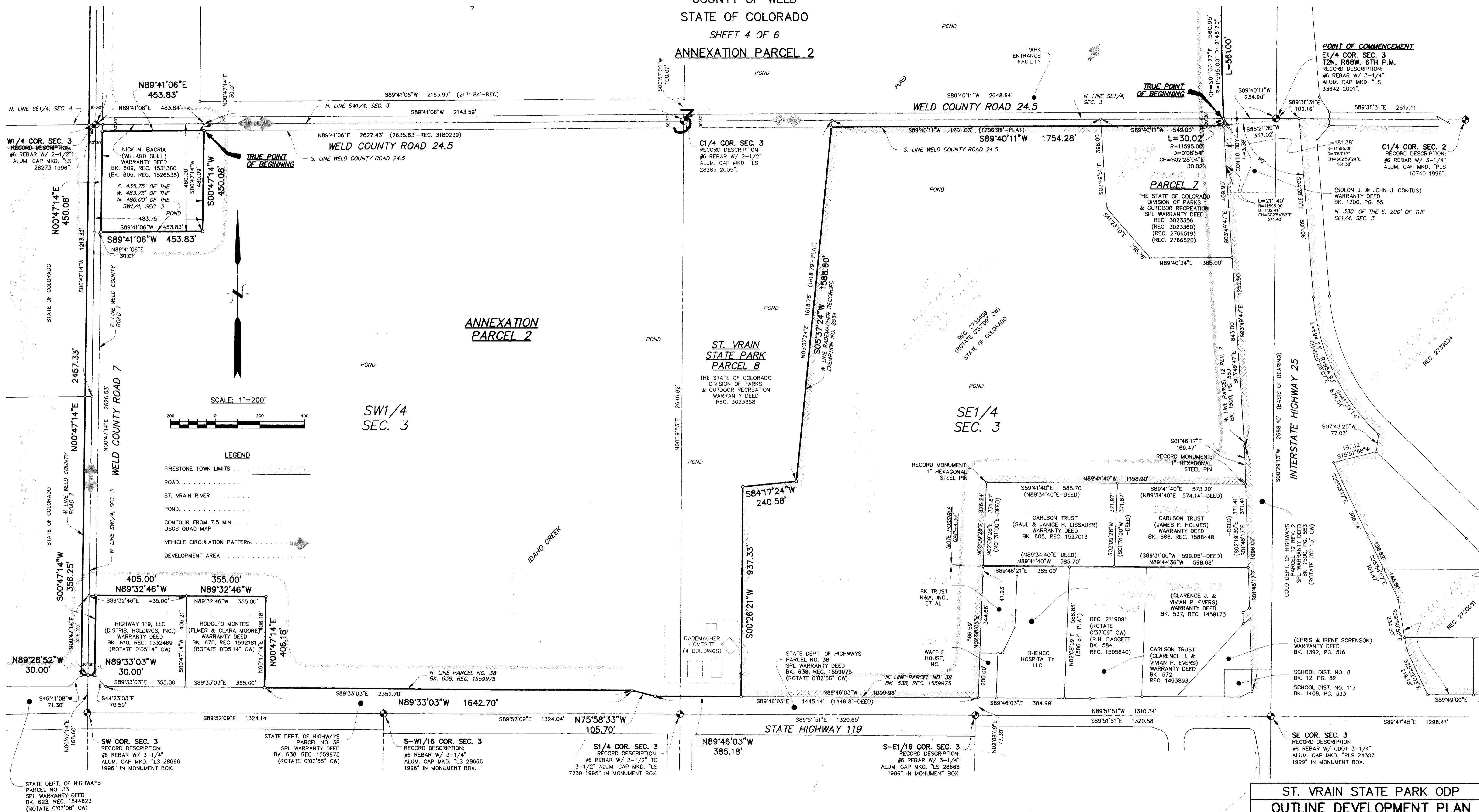


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# ST. VRAIN STATE PARK ODP

TOWN OF FIRESTONE  
COUNTY OF WELD  
STATE OF COLORADO

SHEET 4 OF 6  
ANNEXATION PARCEL 2



ST. VRAIN STATE PARK ODP OUTLINE DEVELOPMENT PLAN	
NAME OF SUBMITTAL:	ST. VRAIN STATE PARK
TYPE OF SUBMITTAL:	OUTLINE DEVELOPMENT PLAN
FILING NUMBER:	
PHASE NUMBER:	
SHEET TITLE:	ANNEXATION PARCEL 2
PREPARATION DATE:	AUGUST 9, 2006
REVISION DATE:	DECEMBER 1, 2006
REVISION DATE:	
REVISION DATE:	



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ST. VRAIN STATE PARK ODP  
TOWN OF FIRESTONE  
COUNTY OF WELD  
STATE OF COLORADO  
SHEET 6 OF 6  
ANNEXATION PARCEL 3

3451259 01/26/2007 04:31P Weld County, CO  
6 of 6 R 61.00 D 0.00 Steve Moreno Clerk & Recorder

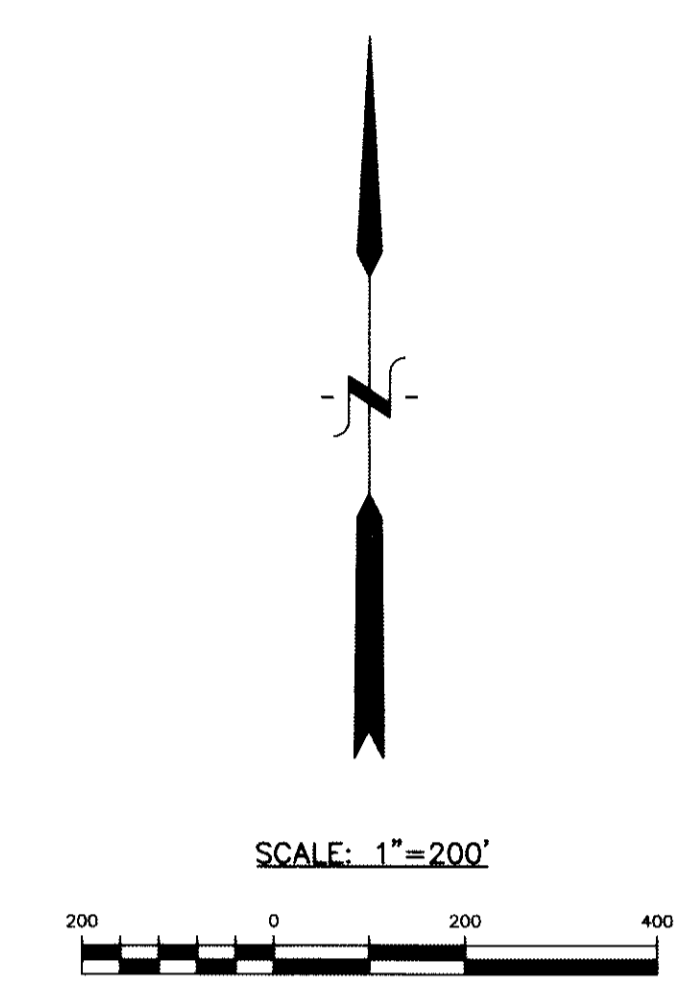
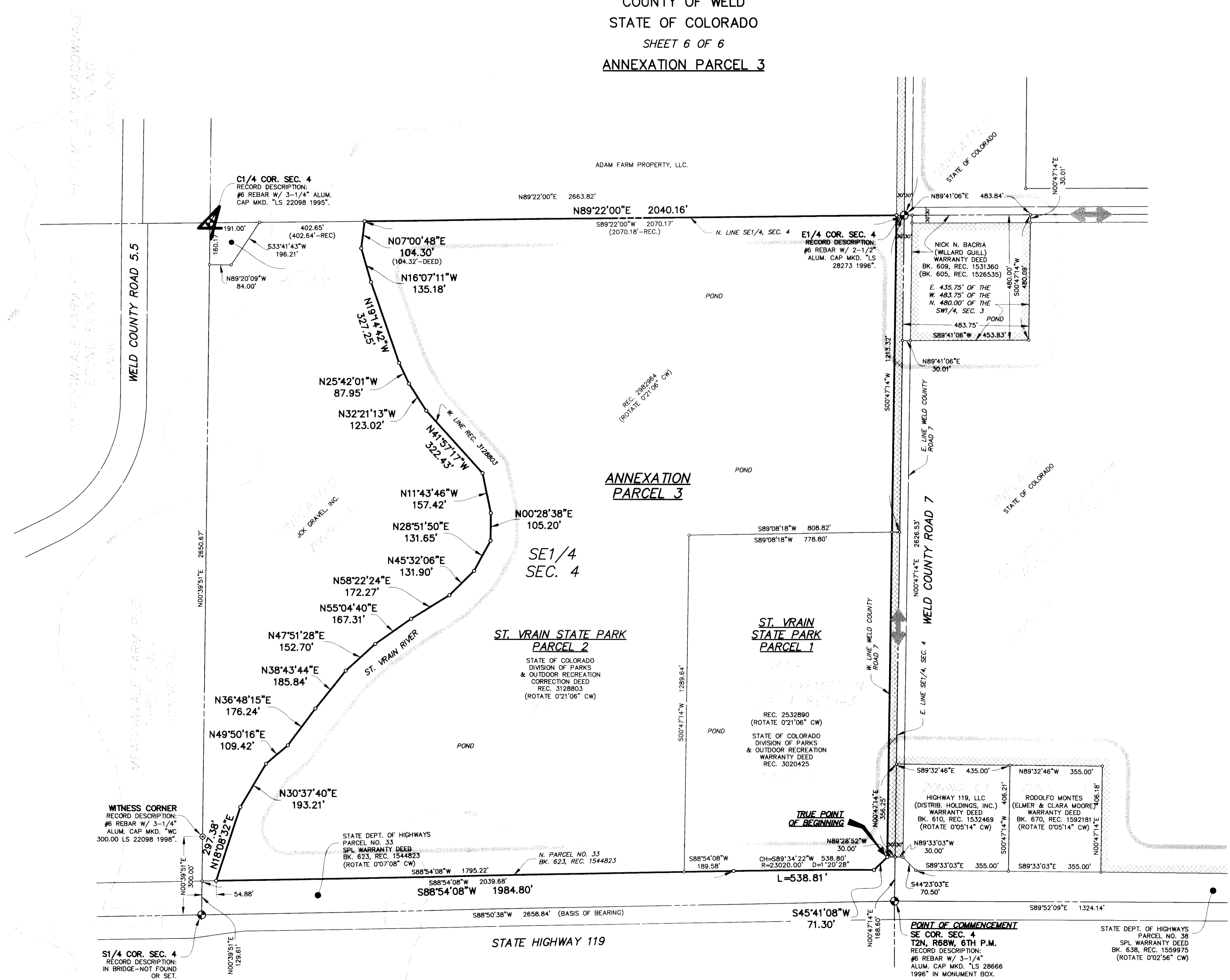
OUTLINE DEVELOPMENT PLAN

ST. VRAIN STATE PARK ODP

TOWN OF FIRESTONE  
COUNTY OF WELD  
STATE OF COLORADO

SHEET 6 OF 6

ANNEXATION PARCEL 3



- LEGEND
- FIRESTONE TOWN LIMITS
  - ROAD
  - ST. VRAIN RIVER
  - POND
  - CONTOUR FROM 7.5 MIN.
  - USGS QUAD MAP
  - VEHICLE CIRCULATION PATTERN
  - DEVELOPMENT AREA

ST. VRAIN STATE PARK ODP OUTLINE DEVELOPMENT PLAN	
NAME OF SUBMITTAL:	ST. VRAIN STATE PARK
TYPE OF SUBMITTAL:	OUTLINE DEVELOPMENT PLAN
FILING NUMBER:	
PHASE NUMBER:	
SHEET TITLE:	ANNEXATION PARCEL 3
PREPARATION DATE:	AUGUST 9, 2006
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REVISION DATE:	

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